

**GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT**

Municipal Administration & Urban Development Department –Slum Free Andhra Pradesh by 2014 – State Policy – Amendment to Lay Out Rules in all Urban Development Authority areas for providing “Norms for up gradation of slum areas”– Orders – Issued.

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**MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT**

**G.O.Ms.No. 38**

**Dated:22. 01.2011  
Read the following:**

1. G.O.Ms.No.910, MA & UD Department , Dated:25.11.1971.
2. G.O.Ms.No.718, MA & UD Department, Dated:30.11.1993.
3. G.O.Ms.No.538, MA & UD Department, Dated:29.10.2001.
4. G.O.Ms.No.148, MA & UD Department, Dated:21.03.2005.
5. G.O.Ms.No.345, MA & UD Department, Dated:30.06.2006.
6. G.O.Ms.No.287, MA & UD Department, Dated:03.04.2008.
7. G.O.Ms.No.288, MA & UD Department, Dated:03.04.2008.
8. G.O.Ms.No.276, MA & UD Department, Dated:02.07.2010
9. D.O. Lr. No. J-25029/1/2009/RAY/OSD (JnNURM) dt: 10.07.2009 from Hon'ble Union Minister for Housing and Urban Poverty Alleviation, GOI addressed to Hon'ble Chief Minister.
10. G.O.Ms.No.577 MA&UD (UBS) Dept., Dated 17.09.2009.
- 11.From DT&CP Lr.No.8194/2008/P3 dt: 01.12.2009 & 05.12.2009.

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**ORDER:**

In the Government Orders first to eighth read above, Zoning Regulations/ Layout development rules/regulations to Urban Development Authorities (UDAs) in the state were issued, while approving the Master Plans / Zonal Development Plans.

2. Government of India (GOI) announced a prestigious scheme namely Rajiv Awas Yojana (RAY) for slum dwellers and urban poor for achieving inclusive and sustainable growth of the urban areas. Government of India will extend support under Jawaharlal Nehru National Urban Renewal Mission (JnNURM) to the States that are willing to assign property rights to people living in slum area to create a slum free India in five years. The Government of India have prescribed certain requirements to be made by the State Government to approach for the Central Assistance under the scheme, to reserve 15% of developed land or 25% of Floor Area Ratio (FAR) in all new housing /Integrated development for EWS/LIG to make land available for poor and also to prevent slum formation in future.

3. Government after detailed deliberations on the Rajiv Awas Yojana initiative of Government of India with all the concerned, approved the State Policy on Slum Free Andhra Pradesh by 2014 and issued orders vide G.O.10<sup>th</sup> read above.

4. Government have constituted a State Level Committee under Chairmanship of Commissioner & Director of Municipal Administration, A.P Hyderabad to suggest changes required in the legal framework as mentioned above to implement Rajiv Awas Yojana (RAY) in the state. The Departmental Committee under the Chairmanship of Director of Town & Country Planning, A.P. Hyderabad with other members was constituted to suggest amendments to the enactments governing town planning to enable revision of population density norms, FAR, land use etc. The Departmental Committee shall submit its report in one month to the State Level Committee so that the said recommendations can be used for

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preparation of state legislative framework. The chairman of the Departmental Committee, Director of Town & Country Planning, A.P. Hyderabad has submitted the report to the State Level Committee. The Departmental Committee among other things has suggested the norms for redevelopment of slum areas vide report 11<sup>th</sup> read above.

5. Government after careful examination of the Government of India guidelines and policy as adopted by the State Government on slum free Andhra Pradesh by 2014 and suggestions of Departmental Committee on redevelopment and rehabilitation of existing slum areas, hereby decided to make certain amendments to the Layout Rules issued in the G.Os references first to eighth read above for providing "Norms for up gradation of slum areas" applicable to in all Urban Development Areas in the state.

6. Accordingly, Government hereby issue the following orders, in partial modifications of the Layout Rules issued by the Government in respect of all Urban Development Authorities and Hyderabad Metropolitan Development authority from time to time:

"In respect of up-gradation and improvement of slum areas in all Urban Development Areas in the State. The following norms shall be ensured by the respective Urban Development Authority.

- 1.The width of main approach road shall be a minimum of 9 mts
- 2.Other roads/ Lanes inside shall be a minimum of 6 mts.
3. Where the length of road is not more than 30 mts (dead end roads) the road width shall be minimum of 4 mts.
- 4.All the Master Plan roads passing through the slum area shall be implemented.
- 5.Preferably 167 sq. mts of open space shall be provided for slums up to 50 dwelling units and 334 sq. mts shall be provided having above 50 dwelling units
- 6.Minimum width of dwelling unit plot shall be 3.6 mts.
- 7.Slums falling in the tank bed/water course and layout open spaces should be rehabilitated elsewhere.

7. This orders will come in to force with immediate effect. Other stipulations of Layout Rules / Zoning Regulations as approved by the Government from time to time holds good.

8. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority and Vice-Chairmen of all other Urban Development Authorities in the State shall take necessary further action in the matter accordingly.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

**T.S. APPA RAO  
PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner and Director, Printing, Stationery and Stores Purchase  
A.P. Hyderabad (in duplicate, with a request to publish the in the  
Extraordinary Gazette of A.P. dated:25.01.2011 and furnish 1000 copies  
to Government)

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The Commissioner, Greater Hyderabad Municipal Corporation,  
Hyderabad.

The Director of Town and Country Planning, A.P. Hyderabad.

The Commissioner and Director of Municipal Administration, A.P.  
Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development  
Authority, Hyderabad.

The Commissioners of all Municipal Corporations/ Municipalities in the  
State, through Commissioner & Director of Municipal Administration,  
Hyderabad.

The Vice-Chairmen's of all Urban Development Authorities in the State  
All the Committee Members.

All Departments of Secretariat

All Heads of Department.

The Director General Fire Services, A.P Hyderabad.

The Chairperson, AP Transco.

The Managing Director, H.M.W.S&S.B, Hyderabad.

The Engineer in Chief (Public Health) Hyderabad.

The Commissioner & Inspector General of Registration & Stamps.  
A.P Hyderabad.

The Managing Director, AP Housing Board, Hyderabad.

The District Collectors of all Districts.

**Copy to:**

The PS to Secy to CM

The P.S. to M (M.A).

The P.S. to Principal Secretary to Government, (UD) & Secretary (MA)  
(MA&UD Dept)

The MA & UD (UBS) Section

The Law (A) Department

Sf/Sc.

**//FORWARDED BY ORDER//**

**SECTION OFFICER**